

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

October 11, 2012

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:01 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Jaime Escobedo, Christine Hall, Joe Mora, Craig Nicholson and Lisa Welch. Also in attendance: Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Owner in attendance: Mr. Arnulo Navarete (unit 340).

Mr. Navarete (340) discussed complaints about personal items near the front door to his unit. The Board reviewed acceptable front porch/entryway items with Mr. Navarrete. He will move them.

Meeting Minutes: The **September Board Meeting minutes** (9/13/12) were **approved** as presented.

Treasurer's Report:

	September '12	YTD
Total Income	68,885.00	632,102.32
Operating Expenditures	17,763.41	244,908.17
Reserve Expenditures	52,032.87	318,381.06
Total Expenditures	69,796.28	563,289.23
Transfer to Reserve	(49088.72)	(198,581.09)
Transfer from Reserve	50,000.00	130,399.00
Total in Savings	1,465,234.24	
Total Assets	1,494,236.94	

James N. reported Operating Expenses are approximately 17% below budget; also noted the Reserve expenditures were applied to siding repair work, preparation for exterior painting, roof repairs and new pool fence related items.

The September Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, back-flow valve at bldg. 7636 repaired, irrigation line at bldgs. 7602/7606 repaired, and the latest pagoda light repair survey. Board approved repairs to eight "tall" and 15 "small" pagoda light installations.

Old Business

The Board addressed:

- **Replacement front door:** Board approved replacement front door (Simpson model 7134) for unit 356 and established the following **new acceptable parameters** for

replacement front doors: 1) Door must have 4 panels; 2) Glass (frosted or clear) is allowed but must [be] in the top 25% of the door; 3) Size of the glass cannot be taller than 12"; 4) Door must be painted white on the outside. New door policy will be posted in the monthly newsletter.

- **Pool fence:** Replacement fence approved by S.B. County Health Dept., Board discussed details for new fence and **approved** bid by Premier Fence Co. for base price of \$5,870 with all options (security cover around gate handles \$125; replace post brackets \$75 each if needed; use redwood posts \$395).
- **Exercise Room equipment and maintenance:** Lisa W. reported the equipment was recently serviced by Mark's Fitness and recommended contracting Master Clean to routinely clean the floor (\$165/cleaning); Board **approved** subject to verification of license and insurance.
- **Cleaning service:** Board discussed a list of janitorial duties compiled by James N, two items added, two items removed, power-washing dumpster enclosure questioned. James N to review list with current service company (Merit Office Cleaning).
- **Dry rot repairs:** Sea View Constr. prepping buildings for exterior paint.
- **Exterior painting:** Painting began early October with 7610. Board discussed payment schedule, agreeing on payments to Affordable Painting when a building is done.
- **Walkway repair:** Joe M. will review for November meeting.
- **Rodent bait boxes:** Board **approved** extending program to the end of 2012.
- **Roof gutter cleaning:** Board **approved** routine cleaning by Merit.

New Business

Items addressed:

- **Exercise equipment:** Lisa W. reported the treadmill is out of warranty and may fail soon,
- **Entry directory replacement:** Board discussion including city approval, irrigation changes and new technology available.
- **Annual audit/taxes:** Board **approved** contracting Purdy and Co. for financial audit and tax preparation.
- **Annual Meeting:** January 10, 2013, at 6PM at Goleta Valley Com Center.
- **Liens:** Board **approved** recording a lien on unit 264 for delinquent association dues (\$1500).
- **Insurance:** James N. delivered copies of the umbrella insurance policy to the Board.
- **November Board Meeting agenda:** proposed Annual Budget (draft) review.

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:47 pm.

The next Board meeting is scheduled for Thursday, November 8, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe